

**ADDENDUM NO. 1**  
**TO THE**  
**REQUEST FOR INFORMATION**  
**FOR THE**  
**Bloomington Hospital Re-Use (BHRU) Infrastructure & Site Engineering**  
**Phase 1 East Project**

**Issued From:** The City of Bloomington  
Engineering Department

**Request for Information Issue Date:** March 5, 2021

**Addendum No. 1 Issue Date:** March 18, 2021

**Response Deadline:** April 9, 2021 at 5:00PM local time

This Addendum No. 1 shall supplement, amend, and become a part of the Request for Information (RFI) for the City of Bloomington Hospital Re-Use (BHRU) Infrastructure & Site Engineering – Phase 1 East Project (Phase 1 East). All Submittals shall be based on these modifications to the original document.

Addendum No. 1 is intended to capture the questions from the City's Project Overview Meeting with interested consultant teams on March 15, 2021.

**Item No. 1: Questions and Answers**

(Q) Who is the design firm for the City's 1<sup>st</sup> St project?

(A) VS Engineering is leading the City's 1st St project.

(Q) Who is the site civil firm that worked on the Bloomington Hospital Site Redevelopment Master Plan (Master Plan) and are they precluded from submitting on this RFI?

(A) Shrewsbury was the site civil firm that worked on the Master Plan. No firms are precluded from submitting on the Phase 1 East RFI.

(Q) What is the project's greenway component scope?

(A) Phase 1 East includes a new east-west street that connects the B-Line and Rogers Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street. The new street is referred to as a 'Greenway Street' and 'Pedestrian Street' in the Master Plan and was identified as a flush pedestrian friendly street (similar to a 'Shared Street' per the City's Transportation Plan). Per the Master Plan, the new street will be combined with a 'linear park' that includes public amenities and important stormwater management features. The Master Plan included much of the greenspace on private parcels outside of the public right of way. The details of the parcels, maintenance responsibilities, etc. will need to be coordinated through the project design phase prior to final platting. The design team should identify how they will "stress sustainability" and "design a new standard of sustainability" within the Phase 1 East Project scope as suggested in the Master Plan.

(Q) Do you have any information on the existing buildings that need to be demolished? Is asbestos remediation expected in any of them?

(A) The City has access to a Phase 1 and Phase 2 Environmental Assessment for much of the project area that will be shared with the design team after the award of the RFI (see subsequent question below for more on these assessments). The City is currently unaware of any needed asbestos remediation but looks forward to working with the design team to more fully evaluate the possible need (e.g., complete a Regulated Asbestos Containing Material (RACM) survey if there is any indication of hazardous building materials).

(Q) Are there any existing Phase 1 and Phase 2 Environmental Assessment studies for this area?

(A) The City has access to a Phase I Environmental Site Assessment that was issued on September 28, 2018, by August Mack Environmental and a Phase II Subsurface Investigation that was issued May 28, 2019 by August Mack Environmental. Both of these reports focus on IU Health properties (identified as Parcel B in the adjacent graphic) and may not capture all property to be included in the Phase 1 East Project area. The City also has access to a Phase I Environmental Site Assessment that was issued on January 6, 2021, and a Phase II Site Assessment issued on January 12, 2021, for the northwestern parcel of the Phase 1 East Project area at 413 W. 2nd Street.



(Q) Has a construction budget been identified for this phase of work?

(A) Per the Master Plan Cost Estimate Summary (page 177), the Phase 1 East Project construction cost estimate is approximately \$12,000,000.

(Q) Can you describe how this project is similar or different from the Trades District project along 10th Street?

(A) Phase 1 East is similar to the Trades District Project in that the City is proactively creating development ready lots and constructing public infrastructure to help encourage private development and place making. Phase 1 East is different from the Trades District Project in that Phase 1 East is moving forward as an Engineering Department led project. Other components of the redevelopment of the IU Health Bloomington Hospital site will be running in parallel to the infrastructure project (e.g., Marketing, possible reuse of the Kohr Administrative Building, etc.) and may require coordination.

(Q) Since the Master Plan had so much community outreach, do you plan on this project having the same intensity of community outreach, or will it be scaled back?

(A) The Master Plan's significant community outreach effort produced a concept plan for the Phase 1 East Project to move forward with confidence. Community outreach should be anticipated as the Master Plan's concept design is refined through the development of Phase 1 East and as the project nears the construction phase. Strategic coordination with stakeholders like the City's Redevelopment Commission (RDC), impacted property owners, and the Hospital Reuse Committee (HRC) may help the project move forward successfully.

(Q) Is the City going to shortlist and interview firms?

(A) The City does not anticipate creating a short list and interviewing project teams that respond to the RFI; however, the City reserves the right to do so after reviewing the project submittals.

(Q) Will any work on rezoning the properties be part of this scope?

(A) The City's Unified Development Ordinance (UDO) update is underway and Phase 1 East will not require any additional rezoning work as part of the project scope.



(Q) Do you anticipate a Plan Commission/BZA process for site plan approval?

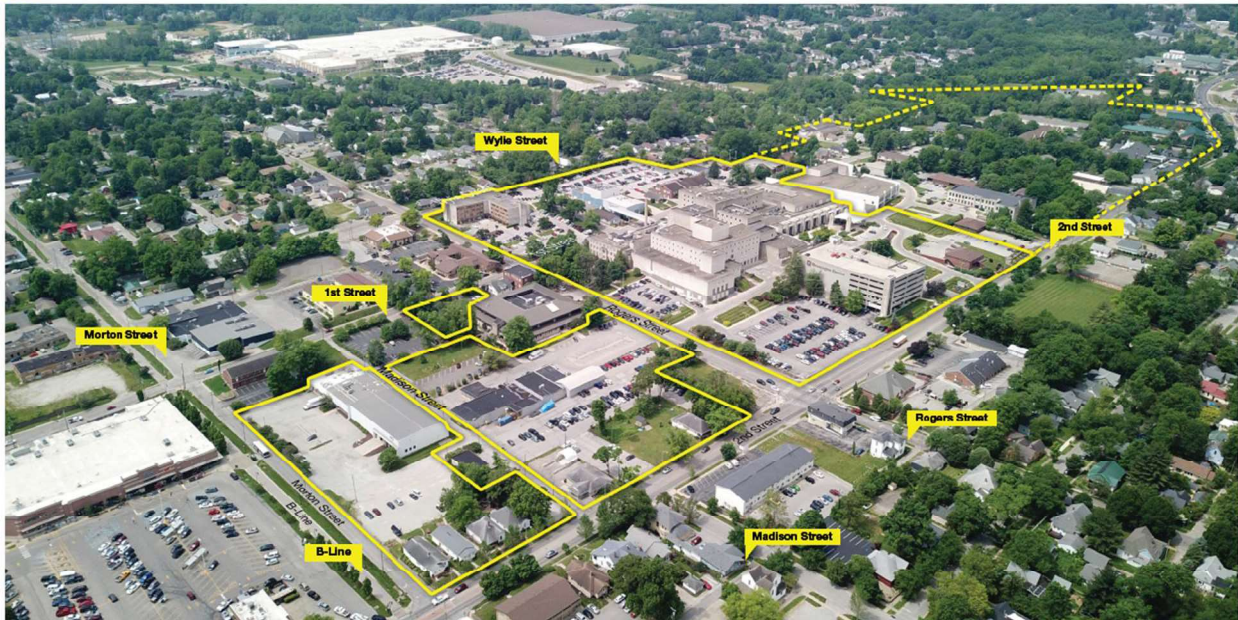
(A) Given the significance of this project it is likely that the City Plan Commission will be asked to review and approve the project's Preliminary Plat rather than the City Plat Committee. Site plan approval may be required for components of the Phase 1 East project scope of work depending on UDO requirements, what project elements are inside vs. outside the public right of way, and/or agreements made through the City's ongoing property acquisition effort. Site plan approval may, or may not, require Plan Commission or Board of Zoning Appeal approvals. The project team should plan on securing a grading permit through the City's Development Services Division of the Planning & Transportation Department.

(Q) Within Phase 1 East's project area several properties within the Study Area illustrated on page 40 of the Master Plan are not shown as being redeveloped (some buildings to remain), do you anticipate this changing as the Project moves forward?

(A) The areas highlighted in this graphic (see below image from the Master Plan) provide a general idea of the parcels anticipated to be owned and redeveloped by the City; however, it is likely that the parcels illustrated on this graphic will not precisely reflect the final project scope that moves forward. Some parcels within the Phase 1 East project area are not anticipated to be acquired by the City (e.g., northwest corner of W 1<sup>st</sup> St/S Morton St intersection), others may be adjusted through property negotiations (e.g., Centerstone), and other acquisitions are being pursued (e.g., the parcel in the southeast corner of W 2<sup>nd</sup> St/S Rogers St intersection). The City will provide more detailed parcel ownership and transfer data following the award of this RFI.

## Study Area

-  24-acre Hospital Site to be rezoned and redeveloped
-  52 additional acres to be rezoned



(Q) Do you anticipate modifications to the B-Line similar to those depicted on page 113 of the Master Plan as a part of Phase 1 East?

(A) The City has an approved Master Plan that lays out the conceptual design and framework for the site to move forward from. Phase 1 East will start and build from the approved Master Plan and as details are worked out things will evolve. The proposed Greenway facility will need to connect to the B-Line and the Master Plan calls for a plaza at that intersection. In addition to the graphic on page 113 please also consider information on pages 54-55, 89, 98-101, etc. of the Master Plan regarding planned plaza spaces.

CERTIFIED BY:

*Andrew Cibor*

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